BINDING SITE PLAN

SMARTCAP ARLINGTON INDUSTRIAL PARK CITY OF ARLINGTON, SNOHOMISH COUNTY, WA

SE 1/4 OF THE SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M.

DECLARATION - COVENANTS. CONDITIONS AND RESTRICTIONS THIS BINDING SITE PLAN AND ANY DEDICATIONS THERETO IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SAID OWNERS, SUBJECT TO THE FOLLOWING CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS AND REQUIREMENTS.

- 1. SITE DEVELOPMENT: ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY LAWFULLY BE AMENDED WITH THE APPROVAL OF THE CITY OF ARLINGTON, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON THE LAND AND THE DEVELOPMENT AND THE USE THEREOF. ALL DEVELOPMENT THAT OCCURS RELATED TO THIS BINDING SITE PLAN SHALL SHARE COMMON ARCHITECTURAL DESIGN ELEMENTS ENSURING THAT THERE IS COMMONALITY BETWEEN ALL BUILDINGS. REGARDLESS OF THE TIME SPAN FOR COMPLETE BUILDOUT OF THE PROJECT TO OCCUR.
- 2. MIXED USE OVERLAY: THIS BINDING SITE PLAN MUST INCORPORATE COMMERCIAL/RETAIL/PROFESSIONAL AND CERTAIN MANUFACTURING USES ON THE LOTS/PARCELS WHICH FRONT ROADWAYS, AND PROVIDE FOR RESIDENTIAL DEVELOPMENT AT A DENSITY OF, 15 DU AC. MINIMUM, UPON THE INTERIOR LOTS/PARCELS OF THE PROPERTY AS DESCRIBED HEREIN. ALL DEVELOPMENT SHALL CONFORM TO THE CITY OF ARLINGTON MIXED USE DEVELOPMENT REGULATIONS.
- 3. COMMON ACCESS AND PARKING AREA: DECLARANT, ITS SUCCESSORS, ASSIGNS, BUSINESS INVITEES, LICENSEES, TENANTS, AND THEIR GUESTS SHALL HAVE COMMON ACCESS AND USE FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS ALL ROADWAYS, PARKING AREAS, AND WALKWAYS, BOTH AS SHOWN ON THIS SITE PLAN AND AS CONSTRUCTED ON THE LAND. THE OWNERS OF THE LAND SHALL MAINTAIN AND KEEP IN GOOD REPAIR THE ROADWAYS, FIRE LANES, PARKING AREAS AND WALKWAYS SITUATED ON SAID LAND AND SHALL KEEP SUCH ROADWAYS, FIRE LANES, PARKING AREAS AND WALKWAYS FREE OF SNOW, ICE, RUBBISH AND OBSTRUCTIONS OF EVERY NATURE AND SHALL PROVIDE AND MAINTAIN, AS REQUIRED BY THE CITY OF ARLINGTON, ANY DRAINAGE FACILITIES LOCATED ON THE SUBJECT PROPERTY.
- 4. GOVERNMENT EASEMENT: ANY GOVERNMENTAL ENTITY HAVING JURISDICTION OF THE LAND AND THE IMPROVEMENTS THERETO, AND ANY PUBLIC OR PRIVATE ENTITY PROVIDING UTILITY SERVICE THERETO, SHALL HAVE A NON -EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS SAID LAND FOR THE PURPOSES OF INSPECTION, MAINTENANCE, AND REPAIR OF SUCH UTILITY SERVICES.
- 5. MULTI-PURPOSE MAINTENANCE: EXCEPT AS OTHERWISE PROVIDED BY LAW, AND EXCEPT TO THE EXTENT MAINTENANCE IS PERFORMED BY A PUBLIC OR PRIVATE ENTITY PROVIDING UTILITY SERVICE. ALL PRESENT AND FUTURE OWNERS OF THE LAND SHALL MAINTAIN AND REPAIR ALL ROADWAYS, PARKING AREAS, UTILITIES AND DRAINAGE FACILITIES AND OTHER COMMON SITE FEATURES AND AREAS.
- 6. BINDING EFFECT: THIS BINDING SITE PLAN (AND THE FOREGOING COVENANTS. CONDITIONS, RESTRICTIONS AND EASEMENTS) SHALL CONSTITUTE COVENANTS THAT RUN WITH THE LAND AS PROVIDED BY LAW AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS WHO ARE OR SHALL BECOME THE OWNER OF, OR OTHERWISE HAVE AN INTEREST IN THE LAND DESCRIBED HEREIN. THE PERSONAL OBLIGATIONS OF DECLARANT HEREUNDER SHALL TERMINATE AT SUCH TIME AS DECLARANT TRANSFERS ITS INTEREST IN THE LAND, PROVIDED THAT THE THEN OWNERS OF THE LAND SHALL CONTINUE TO BE OBLIGATED HEREUNDER AS APPLICABLE.
- 7. ALL UNDEVELOPED LOTS, PARCELS AND TRACTS SHALL BE GRADED, SEEDED AND LAWNS ESTABLISHED ALONG WITH THE INSTALLATION OF ALL, REQUIRED, PERIMETER LANDSCAPING WITHIN TWELVE (12) MONTHS OF ANY DEVELOPMENT ACTIVITY BEING FINALIZED. UNLESS AN ACTIVE PERMIT WITH THE CITY OF ARLINGTON EXISTS FOR SUCH LOT(S). ALL LAWN AND LANDSCAPING SHALL BE MAINTAINED ON A WEEKLY BASIS AND A MAINTENANCE BOND OR OTHER ACCEPTABLE SECURITY IS IN PLACE TO ENSURE THAT ONGOING MAINTENANCE IS PROVIDED.
- 8. THE OWNER RELEASES, INDEMNIFIES AND HOLDS THE CITY OF ARLINGTON HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES, LIABILITIES OR INJUNCTIVE RELIEF OF WHATEVER NATURE ARISING FROM THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE AND DOWNSTREAM IMPACTS CAUSED BY OR ATTRIBUTABLE TO THE STORM WATER SYSTEM ONSITE.

IN	WITNESS	WHEREOF.	WE	SET	OUR	HAND	AND	SEALS	THIS	DAY OF	. 20

SMARTCAP ARLINGTON AIRPORT INDUSTRIAL PARK QOZB LLC A WASHINGTON LIMITED LIABILITY COMPANY

BY:				

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH. RANGE 5 EAST, W.M.

DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21;

THENCE NORTH 87°34'27" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 55.03

THENCE NORTH 00°33'32" EAST A DISTANCE OF 280.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°33'32" EAST A DISTANCE OF 557.21 FEET TO A POINT OF CURVATURE;

THENCE 102.96 FEET ALONG A TANGENT CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 586.76 FEET AND

CONSUMING A CENTRAL ANGLE OF 10°03'05";

THENCE NORTH 87°34'27" WEST A DISTANCE OF 1095.75 FEET: THENCE SOUTH 02°25'32" WEST A DISTANCE OF 659.00 FEET;

THENCE SOUTH 87°34'27" EAST A DISTANCE OF 1126.25 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT. ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED HE IS OF SMARTCAP ARLINGTON AIRPORT INDUSTRIAL PARK QOZB LLC, A WASHINGTON LIMITED LIABILITY COMPANY. AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED:		, 20		
PRINTED NAM	E:			
RESIDING AT:				
COMMISSION	EXPIRES:			

SITE INFORMATION

ARLINGTON MUNICIPAL AIRPORT OWNER:

SMARTCAP ARLINGTON AIRPORT INDUSTRIAL PARK QOZB LLC APPLICANT:

SITE ADDRESS: LOT/BLDG A = 17212 51ST AVE NESITE ADDRESS: LOT/BLDG B = 17216 51ST AVE NE

TAX PARCEL NO.: N/A BP = BUSINESS PARK **70NING:**

AIRPORT PROTECTION SUB-DISTRICT C

DISTRICT: 2018 IBC, IMC, UPC, IFC, 2018 ICC ANSI 117.1, 2012 WSNREC & CITY OF CODES USED:

ARLINGTON MUNICIPAL CODE WATER SERVICE: CITY OF ARLINGTON

SEWER SERVICE: CITY OF ARLINGTON

DENSITY CALCULATIONS:

EXISTING LOT: 734,805.93 SQ FT / 16.8688 ACRES PROPOSED LOTS:

PROPOSED LOT A: 355,446.92 SQ FT / 8.1599 ACRES

PROPOSED LOT B: 379,359.01 SQ FT / 8.7088 ACRES

BUILDING A & B PROPOSED & EXISTING 35.5' BUILDING HEIGHT:

TOTAL LOT COVERAGE: EXISTING IMPERVIOUS AREA=301,665.81 ENVIRONMENTAL

CONDITIONS

PARKING STALLS

PROPOSED LOT A: EXISTING - 263 STALLS / 7 HANDICAP STALLS / TOTAL = 270 STALLS

REQUIRED - 102

PROPOSED LOT B: EXISTING - N/A FUTURE REQUIRED - 284 STALLS

CITY OF ARLINGTON COMMUNITY AND ECONOMIC DEVELOPMENT BINDING SITE PLAN APPROVAL

THE CITY OF ARLINGTON HEREBY DETERMINES THAT THIS BINDING SITE PLAN CONFORMS TO THE ARLINGTON MUNICIPAL CODE GOVERNING BINDING SITE PLANS AND THE CITY OF ARLINGTON ZONING REQUIREMENT, AND IS HEREBY APPROVED. NOTED THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT OR GUARANTEE THE ACCURACY OF THIS SUBDIVISION INFORMATION.

(AMINED	AND	APPROVED	THIS	DAY OF _	 2022
				_	

MARC HAYES, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

TREASURER'S CERTIFICATE

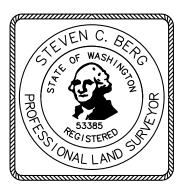
I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING TAXES.

TREASURER,	SNOHOMISH	COUNTY	

DEPUTY COUNTY TREASURER, SNOHOMISH COUNTY

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SMARTCAP ARLINGTON AIRPORT INDUSTRIAL PARK QOZB LLC, ON THE DATE OF SIGNATURE. I HEREBY CERTIFY THAT THIS MAP FOR CITY OF ARLINGTON MUNICIPAL AIRPORT IS BASED UPON THE ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED: THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT TO BE REFLECTED ON THE MAP IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIAL COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.



STEVEN C. BERG PROFESSIONAL LAND SURVEYOR LICENSE NO. 53385

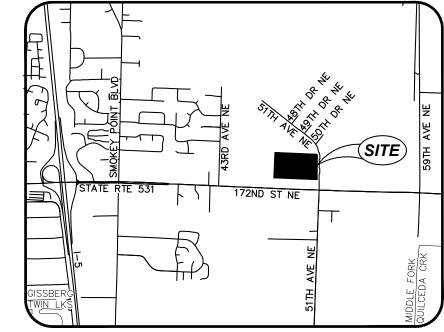
STATE OF WASHINGTON

DATE

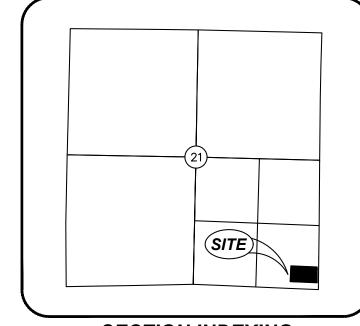
STATE OF WASHINGTON COUNTY OF SNOHOMISH)

ON THIS DAY, BEFORE ME, STEVEN C. BERG, PERSONALLY APPEARS, PROVED TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITH AND FORGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

DATED:	, 20
PRINTED NAME:	
RESIDING AT:	
COMMISSION EXPIRES:	



VICINITY MAP NOT TO SCALE



SECTION INDEXING NOT TO SCALE

A.F.N.:

SE 1/4 OF THE SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M. SNOHOMISH COUNTY, WASHINGTON

707

./PG

NORTH PEAK ASSOCIATES LLC PROFESSIONAL LAND SURVEYORS

17270 WOODINVILLE REDMOND ROAD NE, SUITE 705 WOODINVILLE, WA 98072 (206) 601-4682 SCALE: N/A

DWN. BY: RvM JOB NO.: 20-69 CHK. BY: SCB DATE: 4/13/2022 SHEET 1 OF 3

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF

STEVEN C. BERG

THIS _____ DAY OF ____ _____, 20___, AT ____ MINUTES PAST ____M, AND RECORDED IN VOL. ____ OF PLATS,

PAGE ____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY DEPUTY AUDITOR

BINDING SITE PLAN

SMARTCAP ARLINGTON INDUSTRIAL PARK CITY OF ARLINGTON, SNOHOMISH COUNTY, WA SE 1/4 OF THE SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M.

SURVEY NOTES

- THIS SURVEY WAS PERFORMED ACCORDING TO THE TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, GUARANTEE NO. 221570—SC, DATED APRIL 13, 2022. NORTH PEAK ASSOCIATES LLC HAS CONDUCTED NO INDEPENDENT TITLE SEARCH AND HAS WHOLLY RELIED ON SAID COMMITMENT.
- 2. FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND A 3 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY. PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.
- 3. SITE CONTAINS 734,815± SQUARE FEET (16.8690± ACRES)
- 4. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JANUARY 18, 2022 ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY, 2022.
- 5. ALL DISTANCES ARE IN U.S. SURVEY FEET AND REPRESENT GROUND

LEGEND

FOUND MONUMENT (AS NOTED)

BASIS OF BEARINGS

NORTH 87°34'27" WEST, BETWEEN TWO FOUND MONUMENTS AT THE SOUTHEAST SECTION CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

HORIZONTAL DATUM NAD 83/2011

VERTICAL DATUM

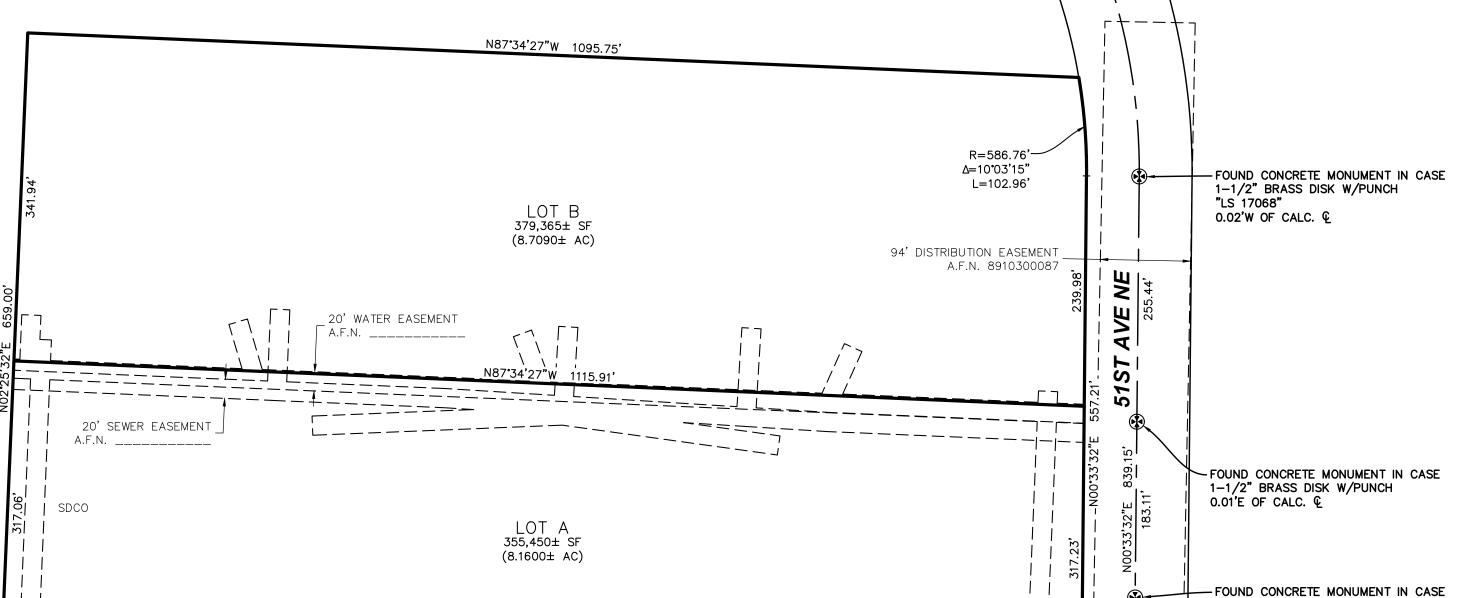
NAVD 88

VERTICAL BENCHMARK

SNOHOMISH COUNTY BENCHMARK NO. GP31531-162 FOUND WSDOT BRASS DISC AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF SR 531 AND 51ST AVENUE NE. ELEVATION=125.06'

REFERENCES

 RECORD OF SURVEY FOR SR 531 R/W CENTERLINE ALIGNMENT, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200309165002.



172ND ST NE (SR 531)

N87°34'27"W 1126.25

10' UTILITY EASEMENT

FOUND CONCRETE MONUMENT IN CASE 2-1/2" BRASS DISK W/"+"

20' WATER EASEMENT

1-1/2" BRASS DISK W/PUNCH

"LS 17068"

0.01'W OF CALC. &

RESTRICTIONS

- 1. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, IF ANY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1356180.

 (SURVEYOR'S NOTE: BLANKET IN NATURE)
- 2. THIS SITE IS SUBJECT TO AN ELECTRIC DISTRIBUTION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 8910300087.

 (SURVEYOR'S NOTE: PLOTTED)
- THIS SITE IS SUBJECT TO AN ELECTRIC DISTRIBUTION AND COMMUNICATION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND GTE NORTHWEST, INC., AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 9708250600.

(SURVEYOR'S NOTE: NOT PLOTTED; OVER LINES AS CONSTRUCTED)

4. THIS SITE IS SUBJECT TO TERMS AND PROVISIONS OF A COMMUNITY DEVELOPMENT SPECIAL USE PERMIT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200506151020.

(SURVEYOR'S NOTE: BLANKET IN NATURE)

5. THIS SITE IS SUBJECT TO TERMS AND PROVISIONS OF A COMMUNITY DEVELOPMENT ZONING PERMIT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200507060747.

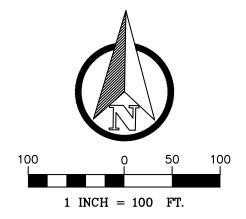
(SURVEYOR'S NOTE: BLANKET IN NATURE)

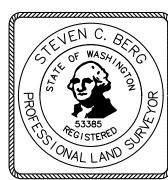
- 6. THIS SITE IS SUBJECT TO TERMS AND PROVISIONS OF A DEVELOPMENT AGREEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200508300766. (SURVEYOR'S NOTE: BLANKET IN NATURE)
- 7. THIS SITE IS SUBJECT TO AN ELECTRIC DISTRIBUTION AND COMMUNICATION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC., AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200803190693.

 (SURVEYOR'S NOTE: BLANKET IN NATURE)
- 8. THIS SITE IS SUBJECT TO A UTILITY EASEMENT GRANTED TO CITY OF MARYSVILLE, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200901080182. (SURVEYOR'S NOTE: PLOTTED)
- 9. THIS SITE IS SUBJECT TO AN ELECTRIC DISTRIBUTION AND COMMUNICATION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC., AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200911100586.

 (SURVEYOR'S NOTE: NOT PLOTTED; OVER LINES AS CONSTRUCTED)
- 10. THIS SITE IS SUBJECT TO AN ELECTRIC DISTRIBUTION AND COMMUNICATION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC., AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 201007070481.

 (SURVEYOR'S NOTE: NOT PLOTTED; OVER LINES AS CONSTRUCTED)
- 11. THIS SITE IS SUBJECT TO AN ELECTRIC DISTRIBUTION AND COMMUNICATION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 202010261227. (SURVEYOR'S NOTE: NOT PLOTTED; OVER LINES AS CONSTRUCTED)





NORTH PEAK ASSOCIATES LLC PROFESSIONAL LAND SURVEYORS

17270 WOODINVILLE REDMOND ROAD NE, SUITE 705 WOODINVILLE, WA 98072 (206) 601-4682

DWN. BY: SCB	SCALE: 1" = 100'
CHK. BY: RVM	JOB NO.: 20-69
DATE: 04/21/2022	SHEET 2 OF 3

